

M I N U T E S
SANDY CITY COUNCIL MEETING
Sandy City Hall - Council Chamber Room #211
10000 Centennial Parkway
Sandy, Utah 84070

October 25 , 2005

Meeting was commenced at 7:04 p.m.

PRESENT:

Council Members: Chairman John Winder, Vice Chairman Steve Fairbanks, Bryant Anderson, Scott Cowdell, Chris McCandless, Linda Martinez-Saville, and Dennis Tenney

Mayor: Tom Dolan

Others in Attendance: CAO Byron Jorgenson; City Attorney Walter Miller; Public Utilities Director Shane Pace; Public Works Director Rick Smith; Deputy to the Mayor John Hiskey; Police Chief Stephen Chapman; Fire Chief Don Chase; Parks & Recreation Director Nancy Shay; Assistant CAO Jamie Davidson; Building & Safety Director Scott Marsell; numerous Firemen; Council Office Director Phil Glenn and Council Office Manager Naleen Wright

ABSENT/EXCUSED:

None

1. **OPENING REMARKS/PRAYER/PLEDGE:**

The Prayer was offered by Cub Scout Garrett Allred of Pack #3178, and the Pledge was led by Tanner Hart and Eric Carlson, also of Pack #3178.

2. **CITIZEN(S) COMMENTS:**

a. None

3. **SPECIAL PRESENTATION:** Retiring Fireman Gerry Childs

Council Chairman John Winder and Mayor Tom Dolan presented retiring Fireman **Gerry Childs** with a resolution of commendation for his 35 years of service to Sandy City [1970-2005]. Gerry began his employment with the City as a volunteer firefighter, and has worked full time since 1975. He has held the positions of Firefighter, Lieutenant, Captain, Battalion Chief, and most recently as the Fire Training Officer for the Fire Department.

COUNCIL ITEMS:

4. **Administrative Code Amendment: Rules and Regulations**

Ordinance #05-37 - amending the revised ordinances of Sandy City by amending Title 6, "Administrative Code", Section 6-7-9, "Rules and Regulations"; also providing a saving clause for the Ordinance and an effective date.

DISCUSSION: City Attorney Walter Miller explained that this ordinance would allow a probationary time to occur after an employee receives an advancement. If the employee is not successful during his/her probationary period, the employee is allowed to return to his former position.

MOTION:

Dennis Tenney made the motion to adopt Ordinance #05-37 - amending the revised ordinances of Sandy City by amending Title 6, "Administrative Code", Section 6-7-9, "Rules and Regulations"; also providing a saving clause for the Ordinance and an effective date.

SECOND:

Chris McCandless

VOTE:

Tenney- Yes, McCandless- Yes, Fairbanks- Yes, Winder- Yes, Saville- Yes, Anderson- Yes, Cowdell- Yes

MOTION PASSED

7 in favor

5. **Architectural Design Fire Station #32**

Review Architectural Design for Renovation of Fire Station #32.

DISCUSSION: Fire Chief Don Chase went through a power point presentation with the Council and Administration to show construction deficiencies in the interior and exterior of Fire Station #32. This 21 year old fire station was built in 1984. The one-story building currently sits on an approximate one acre parcel and is comprised of 4,000 sq. ft. of combined living space and parking bays for the emergency fire vehicles.

Chief Chase introduced Architect Steve Burt who prepared the "Deficiency Listing and Priorities" tables for the station. *See Exhibit "A". "Some" of the problems noted by this study included a leaky roof, decaying stucco, aged carpet, doors that no longer meet building codes or ADA (American with Disabilities) criteria, a water heater that does not maintain high enough temperature in the storage tank to prevent certain harmful bacterial growth, and possible seismic deficiencies within the building itself. Other health and safety issues involving exhaust residue being found in the firemen's quarters (faulty exhaust system), overcrowding, cracked concrete, leaky windows, windowless dorms, no exercise area, no office area, not enough dorms, and the lack of separate restrooms and showers for male and female firemen were discussed.

Chief Chase explained that Station #32 was originally built for 3 firemen. It now houses five and sometimes an intern. In the RFP (Request for Proposal), the Chief asked Mr. Burt to redesign Station #32, and to add square footage to accommodate all amenities found in Station #35. He asked that those parts of the existing building that can be preserved and updated be included in the cost. The work needs to be completed on the engine bays during the warmer months, so that the engines can be kept warm so that they don't freeze.

Chief Chase suggested that as Station #35 will be paid off this year, that this funding source could be utilized to remodel Station #32.

CAO Byron Jorgenson commented that when Station #32 was constructed, some 21 years ago, the cost to build it was \$125,000. Our newest fire station, Station #35, cost \$2 million dollars.

Mr. Burt explained that they would be able to use the existing structure with additional bracing and some of the wiring that is already in place. This will not be an easy remodel, because the facility still needs to be operable. Temporary trailers may be needed, during construction, to house the firemen. This will be a good bargain for the City versus the cost of an entirely new building.

Don Chase added, "We need an architectural design that lets us fit into the area." The exterior of the building will be changed from stucco to brick. He explained that this proposal was brought to the Council and Administration, at this time, so it can be considered in next year's budget.

Council Discussion:

Chris McCandless asked, "How do you attach brick to foam stucco?"

Mr. Burt said that the attachment mechanism would not be determined until they can peel some of the stucco off of the building and see what we have to attach to. Costs to do construction will depend on this.

Steve Fairbanks commented that restoring what we have will be helpful.

Bryant Anderson praised Steve Burt's professional efforts as an architect. He noted that Mr. Burt was responsible for the great design work at City Hall and the new fire station. Mr. Anderson voiced his concern regarding making the building capable of withstanding a seismic event or a tornado.

Mr. Burt explained that the former seismic zone system is no longer in effect. Ground acceleration standards have been identified by zip code. He noted that, "There is no such thing as an earthquake proof building."

Chief Chase interjected that he would like to let the RFP as soon as possible, in order to capture lower building cost rates.

Byron Jorgenson stated that the stream of money to pay for this reconstruction and addition could be used from the Station #35 encumbrance that will be paid off this summer. He asked the Council, "Do you want to expedite this

project, or do you want to wait a year?"

Dennis Tenney stated that he would be open to "fast tracking" this proposal.

Mr. Burt commented that general contractor and other subcontractor bids are generally lower during the months of January or February. The building could then be started in April and completion could be around September, approximately. Mr. Burt commented that Station #32 has been well maintained, but it has a lot of age related problems.

Linda Martinez Saville stated that she recalled a discussion wherein the City had considered moving Station #32.

Chief Chase responded, "It is exactly where it needs to be, by ISO standards."

Linda Martinez Saville asked, "Shouldn't we add one extra bedroom for future needs?"

Chief Chase said, "I like your looking forward to the future thinking."

John Winder asked, "Would the existing roof stay and the new roof be pitched over it."

Mr. Burt responded, "Yes."

6. **MAYOR'S REPORT:**

- a. **Mayor Dolan** reported that he attended a meeting with representatives of UTA. They expressed that they want to get underway with the new TRAX station at Jordan Commons. The Speaker of the House is working on a matching grant of \$300,000 to provide safe pedestrian crossings in that area. **Rick Smith** attended a meeting with UDOT and UTA officials, wherein UTA was chastised for failure in its pedestrian safety plan. More signal lights are needed to ensure safe crossings.
- b. On October 31, at 10 a.m., Congressman Matheson, the Speaker of the House, Salt Lake County Mayor Peter Corroon, will be some of the dignitaries present for the groundbreaking of the UTA 9400 South Trax Station. The station is expected to be completed by March or April. This should help resolve parking problems in the South Towne area.

7. **CAO'S REPORT:**

- a. Mr. Jorgenson stated that he had dealt with his issues in the pre-meeting.

8. **COUNCIL OFFICE DIRECTOR'S REPORT:**

- a. **Mr. Glenn** provided copies of the Council's Calendar; and reminded the Council of the Sandy Chamber sponsored candidate debate to be held at the Expo Center on Thursday, October 27, 11:30 to 1:00 p.m. Mr. Glenn advised those wishing to attend to RSVP to the Chamber. This Saturday, there is a volunteer event for the Quail Hollow Trail. Those wishing to attend the National League of Cities and Towns meeting in December need to advise the Council Office as soon as possible.

9. **OTHER COUNCIL BUSINESS:**

- a. **Scott Cowdell** stated that he did not like the way today's newspaper put a negative slant on Sandy's grant situation through lobbyists. The article was negative where it should have been positive. He felt the City should initiate an article showing all that we have done to secure State and Federal funding, and how it saves taxpayers' money. Mr. Cowdell felt the public needs to know the facts.

Mayor Dolan stated that he agreed. We will be receiving millions of dollars. The Mayor stated

that he would have **Pat Casaday** provide an update regarding all the grants obtained very soon.

Linda Martinez Saville stated that she held the same concerns expressed by Scott Cowdell regarding the newspaper article.

Byron Jorgenson noted that just considering State grants, Sandy got back \$122 for every one dollar it spent on lobbyist services.

- b. **Scott Cowdell** reported that he had received complaints about freight trains, using the TRAX rail system, blowing their horns too loudly through populated areas of Historic Sandy. It was his understanding, that when Light Rail came through, they would phase out heavy rail. He asked if it would be possible to have these engines do a "soft blow" through populated areas.

Mayor Dolan responded that the heavy rail is a UTA owned right-of-way, and is used 3-4 times a month to take cargo items. When IFA relocates, he believes these trains will cease operations. Mayor Dolan stated that he would research this issue to see what is going on.

Scott Cowdell asked if UTA purchased property from the Jordan School District for the Light Rail stop at 9400 South.

Mayor Dolan said he didn't know. However, the school district sees this Light Rail stop as a benefit.

- c. **Dennis Tenney** asked Mayor Dolan why House Speaker, Curtis appeared to be trying to emasculate zoning ability.

Mayor Dolan stated that he had spoken with the House Speaker on Friday. Unfortunately, what was reported was reported in error. He was only expressing his frustration with zoning in a private conversation with another legislator. Mr. Curtis has no intent of making a legislative change, and was very apologetic.

- d. **Dennis Tenney** stated that Senator Peggy Wallace, of West Jordan, wants to legislate a change in strong mayor/council government statutes.

Mayor Dolan responded that he explained to her that the people have chosen their own forms of government. Senator Wallace has promised to sit down and talk about it.

- e. **John Winder** asked for an update on a problem occurring in Pepperwood with regard to who is responsible to provide water along the public right-of-way; the PUD or the City.

Walter Miller explained that PUDs take on a unique character when there is a back-facing wall that has landscaping on its exterior side (a parkstrip). People don't maintain this landscaping, and the City wants that area maintained by the PUD, and not by the City. The developer has said he will maintain it, but he does not want to pay to water it. The City is discussing who will provide the water (approximate annual cost of \$233 per year).

Mayor Dolan stated that the Pepperwood Home Owner's Association will maintain this parkstrip. We will work it out so they will do the maintenance, and the City will provide the water.

- f. **Mr. Winder** asked about the Belmont development plan for the property located by the 10000 South TRAX Station.

Steve Fairbanks reported that a number of condos have been proposed for the grounds near the high school and UTA, accompanied by a retail component designed largely for TRAX patrons.

At approximately 8:15 p.m., Scott Cowdell made a motion to adjourn Council Meeting, motion seconded by Linda Martinez Saville.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

John B. Winder
Council Chairman

Naleen Wright
Council Office Manager

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